

Town of Stonington Conservation Commission

Minutes of a Regular Meeting held on November 26, 2007
Stonington Police Station Meeting Room, 173 South Broad Street, Pawcatuck, CT

1. Call to order: Called to order by Vice Chairman Cole at 6:06 PM. Commission members also in attendance were Bell, Baldwin and Swenarton. Chairman Simm arrived at 6:24 PM and took the chair after item 2b. Lyons arrived at 6:35 PM. Herbst and Dewire were absent. Town Planner Brynes, First Selectman Edward Haberek, Jr. and members of the public were in attendance.

2. Review of Town Developments and Proposals: MOTION: To reverse the order of items 2a and 2b (Bell, Baldwin). Passed unanimously.

2b. PZ0750SD & GPP Charles & Michelle Lekites - *Subdivision Application for a 4-lot resubdivision of a 25.8± acre parcel. Property located off New London Turnpike, Stonington, CT. Assessor's Map 138, Block 3, Lot 7. Zone GBR-130.* Alisa Morrison of Cherenzia presented the application. Baldwin and Swenarton had made independent inspections of the property since the last meeting. Morrison stated that there would be a conservation easement over the southeast corner's wetlands, including the 100-foot upland review area to be granted to a homeowners association or land trust. MOTION: Fee in lieu of open space is supported with the stipulation that a conservation easement be placed on the upland review areas and wetlands (Swenarton, Bell). Passed unanimously.

2a. PZ0747SD John Williams, et al - *Subdivision Application for a 3-lot re-subdivision of two parcels approximately 95.96 acres). Property located at Prentice Williams Rd., Stonington. Assessor's Map 137 Block 1 Lot 1 & Map 147 Block 2 Lot 3. Zone GBR-130.* Swenarton recused himself as an abutting property owner and sat in the audience. Members of the Williams and Jenkins Family presented a map showing the subdivision. It was determined that they might have the ability to take a free split and reconfigure parcel boundaries to prove an access strip for a rear lot. Brynes is to check on the parcels status. Anne Nalwalk, President of Avalonia Land Conservancy, said that the land conservancy does not have deeded access to its Einna Peck Property (137-1-3), adjacent to 137-1-1, or the Callahan Preserve (137-1-5), and that access for land conservancy officials for inspection purposes would be appreciated.

2c. PZ0748POCD Town of Stonington (Route 1 Corridor Study) - *Plan of Conservation and Development Amendment for the adoption of the Route 1 Corridor Study.* Brynes presented the revised draft Route 1 Corridor Study Plan report dated November 7, 2007. Lyons asked if water and sewer utilities were queried as to whether they could or would provide their services in the Wequetequock study area. Swenarton said that the recommendations for Wequetequock are not consistent with the public opinion expressed at the workshops. First Selectman Haberek announced a workshop on the Plan to be held on 12/11/07 at 7PM at the Como. He mentioned that he looking at reviving the continuous sidewalk to the high school that was part of the Pawcatuck Streetscape Plan and the Pawcatuck Revitalization Organization (PRO) proposed façade program to be presented at an Economic Development Commission meeting on 11/28/07. Lyons to write a letter to the PZC with comments on the Plan, to be reviewed by Swenarton. The letter's main points are:

- 1) Town is in error in accepting a \$50,000 contribution from an individual with financial interest in Wequetequock properties. PZC chairman shouldn't chair the Route 1 Corridor Study committee.
- 2) Plan of Conservation and Development steering committee had discussed development along Route 1 but were of the unanimous opinion that nothing new needed to be done there. "If it ain't broke, don't fix it."
- 3) That it is not evident whether the water companies or WPCA was contacted for input and whether capacity is available.
- 4) The importance of the historic Wequetequock settlement should be emphasized.
- 5) The Wequetequock Cove study area is called the least developed shoreline in Connecticut by DEP.
- 6) The proposed 15,000 sq. ft. maximum building size was not arrived at through a scientific study of comparables. It is important to distinguish footprint, total square footage within the building (all floors), and Floor Area Ratio (FAR) to control density.
- 7) The village of Pawcatuck, with utilities and population already in place, needs further town coordination.
- 8) The Route 1 Corridor Study seems to concentrate on, and be beneficial to, one area along the 8.3 miles from the village of Pawcatuck to the village of Mystic. The inclusion of a new category called "Village Fringe" seems to be opening up additional areas for development.

2d. Any pending applications and new preliminary proposals. None.

3. Open Space Committee

3a. *Discussion on parcels for preservation in Pawcatuck – Ben.* No change regarding Mr. Verzillo on Burdick Lane. Mr. Mularski might still offer his Johnson Avenue parcel once he has reviewed his options.

3b. *Discussion on possible referendum for open space bonding.* Not discussed.

4. Old Business

4a. *Mystic River Dam Committee-* Meeting to be scheduled for before Christmas.

4b. *Discussion on recommended procedures for Town's acceptance of conservation easements and open space* - no discussion.

4c. *Discussion on Stonington's 200 Greatest Roadside Trees* – Waiting word from the Stonington Garden Club.

4d. *Discussion on Anguilla Brook Preserve* – A letter of approval has been received from the Town Attorney. Transfer will have to go a town meeting for approval.

4e. *Discussion on PA-490 Open Space Preservation* - no discussion.

4h. *Discussion on Open Space Forum and Updates.* Viewed as a success with a large turnout.

5. New Business

5a. *Review of 2008 scheduled meeting dates* – Meetings to be held on the 4th Monday at 6PM except for the May meeting to be held on May 19, 2008.

5b. *Review of Open Space Development Regulations.* New Director Planning Bill Haase wishes to discuss this at the next meeting.

Application for a boat launch at the Airport Property in Oxecosset Brook was received from DEP. This is a requirement of their Special Use permit approval.

6. *Review of October 22, 2007 meeting minutes-* Motion to accept as written (Swenarton, Bell). Passed unanimously.

7. *Adjournment* - Motion to adjourn (Swenarton). Approved at 9:10 pm.

Submitted by Ben Baldwin, Secretary

Approved at a regular meeting of the Commission on December 17, 2007.